

AVISON
YOUNG

FOR LEASE



Palmdale Marketplace

±9,239 SF OF RETAIL AVAILABLE

39202 10th Street West | Palmdale, CA

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PROPERTY DESCRIPTION



Palmdale Marketplace

39202 10th St. West
Palmdale, California

Highlights

- Join Target, Lowes, HomeGoods, Ross, McDonalds, Chick-Fil-A, and more at one of Palmdale's premiere retail centers!
- High visibility site situated on the Antelope Valley's major thoroughfare, 10th Street West (x VPD).
- Close proximity to Antelope Valley Mall and other national retailers, including Trader Joes, TJ Maxx, and Petsmart.
- 0.5mi away from CA Highway 14.
- Excellent daytime demographics.
- Ample surface parking with lighted parking lot.
- Suits a variety of uses including Restaurant, Medical, Traditional Retail, Health & Fitness, and more.

Traffic & Parking

10th St West - Approx. 33,949 VPD



Antelope Valley Mall
Click for Directory

Highway 14

10TH STREET WEST

RANCHO VISTA BLVD

Antelope Valley Country Club

SUBJECT PROPERTY

TECHNOLOGY DRIVE

The Offering

A

Unit A: ±4,000 SF

Rate: \$2.50 PSF NNN
Term: 5 - 10 Years

Former clothing store. Traditional retail box space suitable for many uses, including clothing rental/store, jewelry, fitness, medical, and more.

B

Unit B: ±2,439 SF

Rate: \$2.50 PSF NNN
Term: 5 - 10 Years

Former hair salon space. Existing electrical hookups throughout. Restrooms and sinks in rear of unit.

C

Unit C: ±2,800 SF

Rate: Negotiable NNN
Term: 5 - 10 Years

2nd-Gen Restaurant space. Features full kitchen including 16ft hood, gas hookups, water heater, sinks, and other restaurant fixtures.



3-MILE RADIUS DEMOGRAPHICS



52,796
POPULATION



\$86,328
AVERAGE HOUSEHOLD INCOME

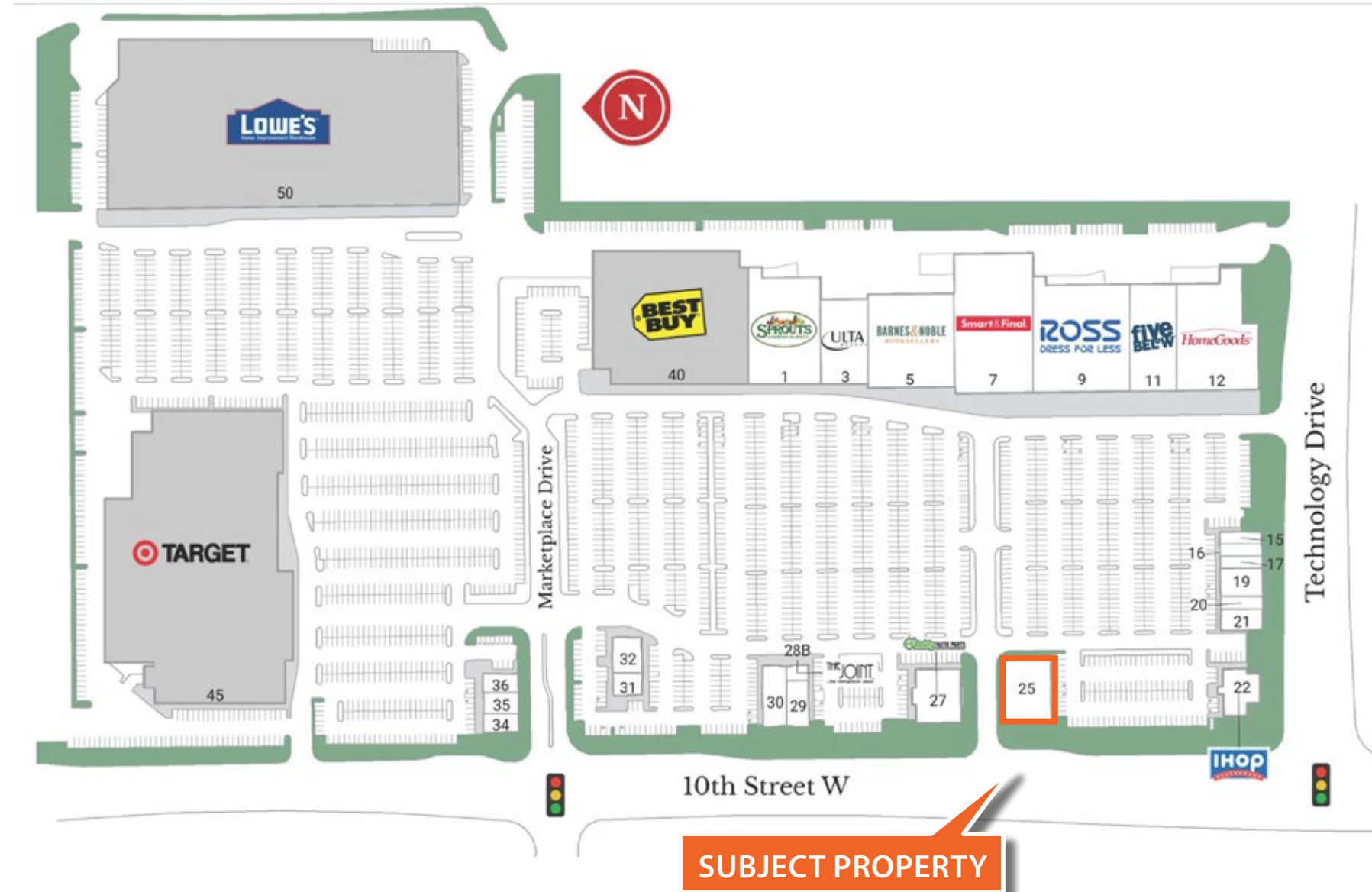
33.9
MEDIAN AGE

15,571
HOUSEHOLDS

20,522 2,356
EMPLOYEES BUSINESSES
DAYTIME EMPLOYMENT

55% 45%
OWNER RENTER
OCCUPIED HOUSING UNITS

PROPERTY SITE PLAN

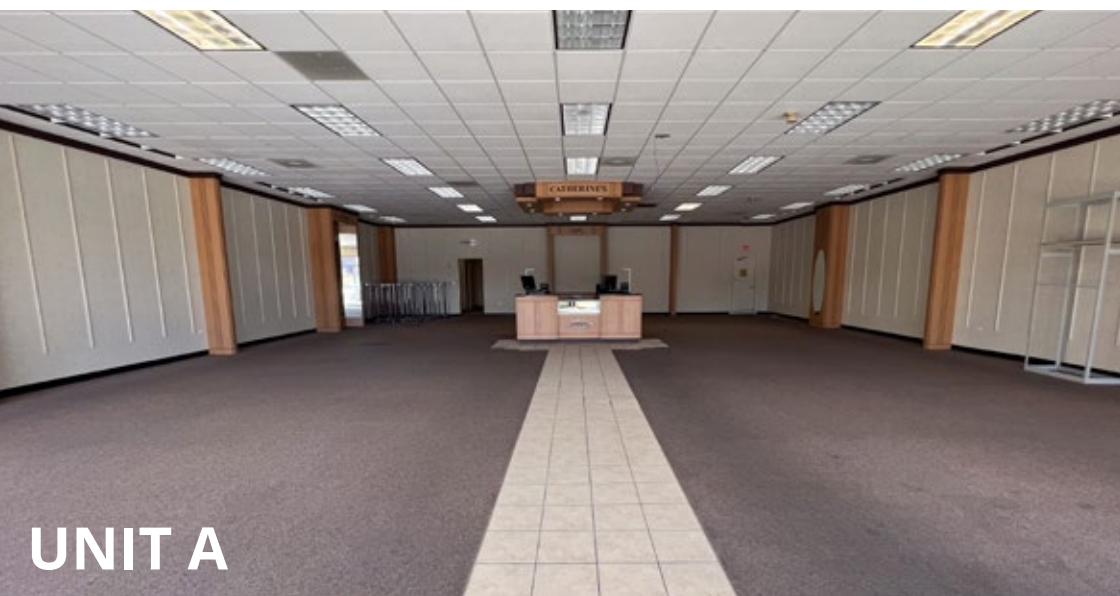




UNIT C



UNIT B



UNIT A

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